

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE:	)	
	)	Bankruptcy No. 20-20905 CMB
David W. Stebbins	)	Chapter 13
fbda Arrowhead Lodgings,	)	Docket No.
Debtor(s)	)	
	)	
	)	Related to Doc. No. 44
	)	
David W. Stebbins	)	
fbda Arrowhead Lodgings,	)	
Movant(s)	)	
	)	
vs.	)	
	)	<b>ENTERED BY DEFAULT</b>
	)	
Ronda J. Winnecour, Chapter 13 Trustee,	)	
Respondent(s)	)	

**ORDER APPROVING RETENTION OF REALTOR/BROKER**

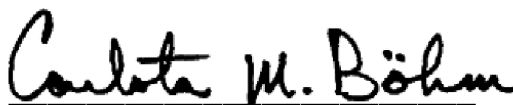
AND NOW, to wit, this 9th day of December, 2020, upon  
consideration of the *Application to Employ Realtor to Sell Debtor's Real Property*, it is  
**ORDERED, ADJUDGED and DECREED** as follows:

1. The above referenced Application is hereby approved as of the date the Application was filed.
2. Maxine Solomon and Berkshire Hathaway Home Services is hereby appointed as **Realtor** in this bankruptcy proceeding pursuant to the terms described in the Listing Agreement attached to the Application for the purpose of acting as the Movant's agent in connection with the sale of real estate located at 1245 Goodman Street Pittsburgh, PA 15218. A realtor commission in the amount of 6% on the sale price is tentatively approved, subject to final Court order.
3. Professional personals or entities performing services in the above case are advised that approval of fees for professional services will be based on other factors as well including results accomplished, the time and labor reasonably required by the professional to

perform the task(s) involved, the customary fee for similar services, the time limitations imposed by the retention or the circumstances encountered while performing the services, the relationship of the services, if any, to the ultimate bid amount for the subject property, and the extent and nature of awards in similar cases.

4. Approval of any application for appointment of a professional in which certain fees are requested is not an agreement by the Court to allow such fees in the requested amount. Final compensation, as awarded by the Court after notice and hearing, may be more or less than the requested amount based on application of the above criteria.
5. Applicant shall serve the within Order on all interested parties and file a certificate of service.

FILED  
12/9/20 11:18 am  
CLERK  
U.S. BANKRUPTCY  
COURT - WDPa

  
Carlota M. Böhm dmr  
Chief United States Bankruptcy Court Judge

CC:

**Trustee**  
**Debtor**  
**Counsel for the Debtor**  
**Realtor/Broker**  
**Office of the U.S. Trustee**

In re:  
David W. Stebbins  
Debtor(s)

Case No. 20-20905-CMB  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0315-2  
Date Rcvd: Dec 09, 2020

User: nsha  
Form ID: pdf900

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 11, 2020:

Recip ID	Recipient Name and Address
+	Maxine Solomon, Berkshire Hathaway, 5801 Forbes Ave, Pittsburgh, PA 15217-1601

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
r		Maxine Solomon, Berkshire Hathaway Home Services

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 11, 2020 Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 9, 2020 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor AmeriHome Mortgage Company LLC bnicholas@kmlawgroup.com
David W. Raphael	on behalf of Creditor First National Bank of Pennsylvania raphaeld@fnb-corp.com
Jeffrey Sikirica	sikiricalaw@zoominternet.net
Jeffrey R. Hunt	on behalf of Creditor County of Allegheny jhunt@grblaw.com cnoroski@grblaw.com
Jeffrey R. Hunt	

District/off: 0315-2

User: nsha

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Date Rcvd: Dec 09, 2020

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Total Noticed: 1

on behalf of Creditor City and School District of Pittsburgh jhunt@grblaw.com cnoroski@grblaw.com

Jerome B. Blank

on behalf of Creditor Newrez LLC D/B/A Shellpoint Mortgage Servicing pawb@fedphe.com

Kenneth Steidl

on behalf of Debtor David W. Stebbins julie.steidl@steidl-steinberg.com  
ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;todd@steidl-steinberg.com;cgoga@st  
eidl-steinberg.com;rlager@steidl-steinberg.com;leslie.nebel@steidl-steinberg.com

Keri P. Ebeck

on behalf of Creditor Duquesne Light Company kebeck@bernsteinlaw.com jbluemle@bernsteinlaw.com

Mario J. Hanyon

on behalf of Creditor Jpmorgan Chase Bank National Association mario.hanyon@brockandscott.com, wbecf@brockandscott.com

Office of the United States Trustee

ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteedpa.com

TOTAL: 11